

Comparative Sales -- Existing Homes -- October 2004 San Diego County

	Combined	% Change from Prior Year	% Change from Prior Month	Attached	Detached
Total Sales Volume October 2004	\$1,721,944,159	1.62%	-16.42%	\$408,332,189	\$1,313,611,970
Average Sales Price October 2004	\$588,096	22.19%	-0.23%	\$430,730	\$663,440
Median Sales Price October 2004	\$495,000	23.23%	1.01%	\$380,000	\$550,000
Sold Listings October 2004	2928	-26.43%	-16.15%	948	1980
Average Days on Market October 2004	41	14.63%	14.63%	36	44
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Total Sales Volume October 2003	\$1,694,027,798			\$441,394,974	\$1,252,632,824
Average Sales Price October 2003	\$457,598			\$325,753	\$533,717
Median Sales Price October 2003	\$380,000			\$282,000	\$431,000
Sold Listings October 2003	3702			1355	2347
Average Days on Market October 2003	35			29	38
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Total Sales Volume YTD 2004	\$19,816,518,729	19.93%		\$4,961,222,126	\$14,855,296,603
Average Sales Price YTD 2004	\$564,155	21.67%		\$407,560	\$647,205
Median Sales Price YTD 2004	\$468,000	22.01%		\$352,000	\$530,000
Sold Listings YTD 2004	35126	-2.22%		12173	22953
Average Days on Market YTD 2004	30	-36.67%		24	33
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Total Sales Volume YTD 2003	\$15,866,140,757			\$3,818,011,424	\$12,048,129,333
Average Sales Price YTD 2003	\$441,880			\$315,538	\$506,096
Median Sales Price YTD 2003	\$365,000			\$275,000	\$410,000
Sold Listings YTD 2003	35906			12100	23806
Average Days on Market YTD 2003	41			36	43